

# *The* DOMINION

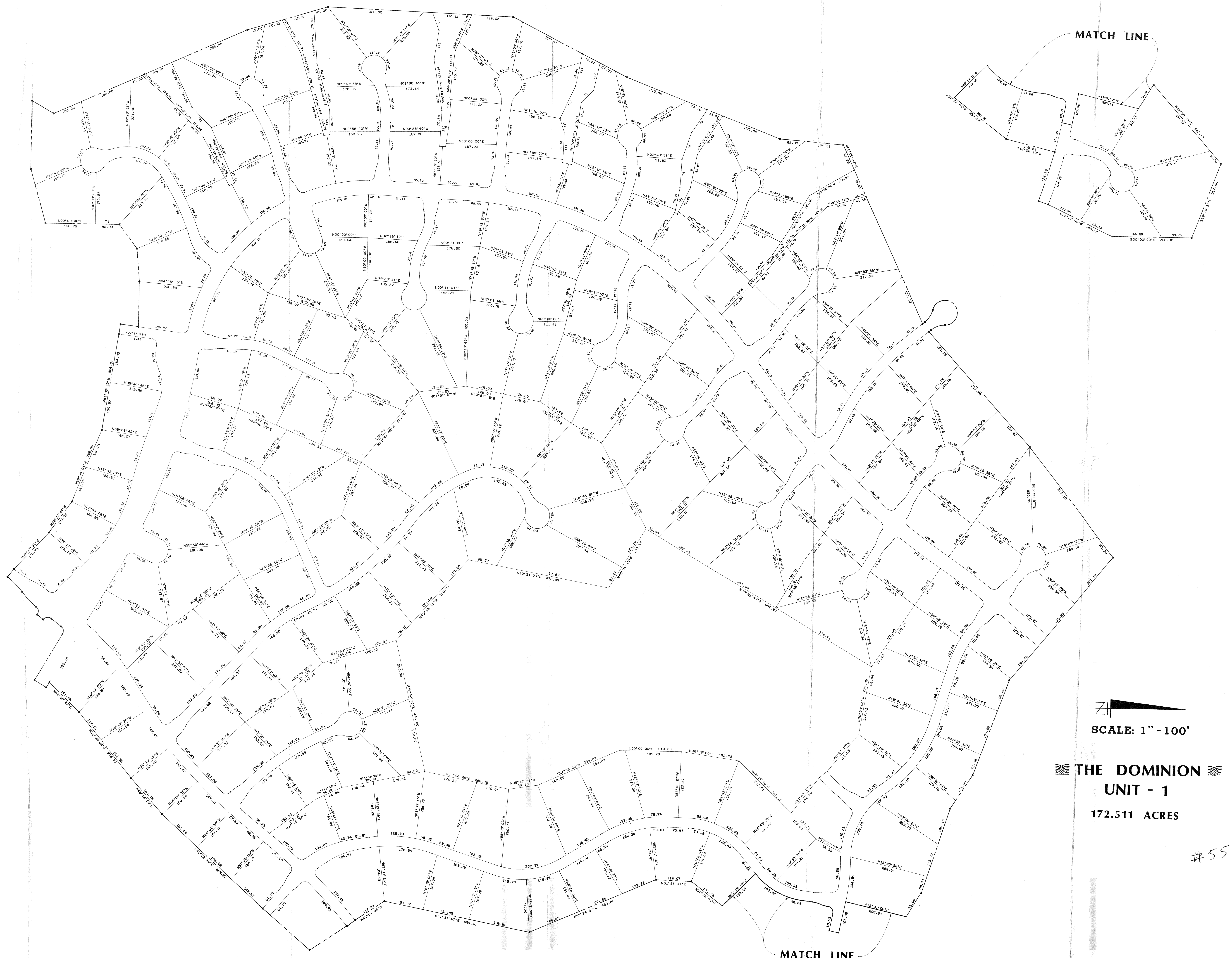


#



MATCH LINE

TA	BEARING	DISTANCE
1	N40°11'39"W	100.00
2	N50°58'04"W	100.00
3	N70°25'43"W	85.04
4	N89°55'16"W	95.19
5	N71°25'54"W	85.87
6	N55°18'47"W	92.24
7	N54°52'51"W	94.11
8	N79°41'43"W	111.80
9	N40°02'00"W	25.57
10	N77°44'22"W	93.79
11	N89°12'52"W	105.43
12	N71°25'56"W	87.63
13	N65°53'20"W	120.83
14	N70°58'47"W	108.45
15	N87°15'22"W	120.52
16	N81°03'39"W	95.18
17	S59°26'01"W	64.26
18	N85°02'30"W	115.31
19	S84°17'22"W	80.25
20	S88°31'52"W	81.93
21	N45°17'53"E	92.81



SCALE: 1" = 100'

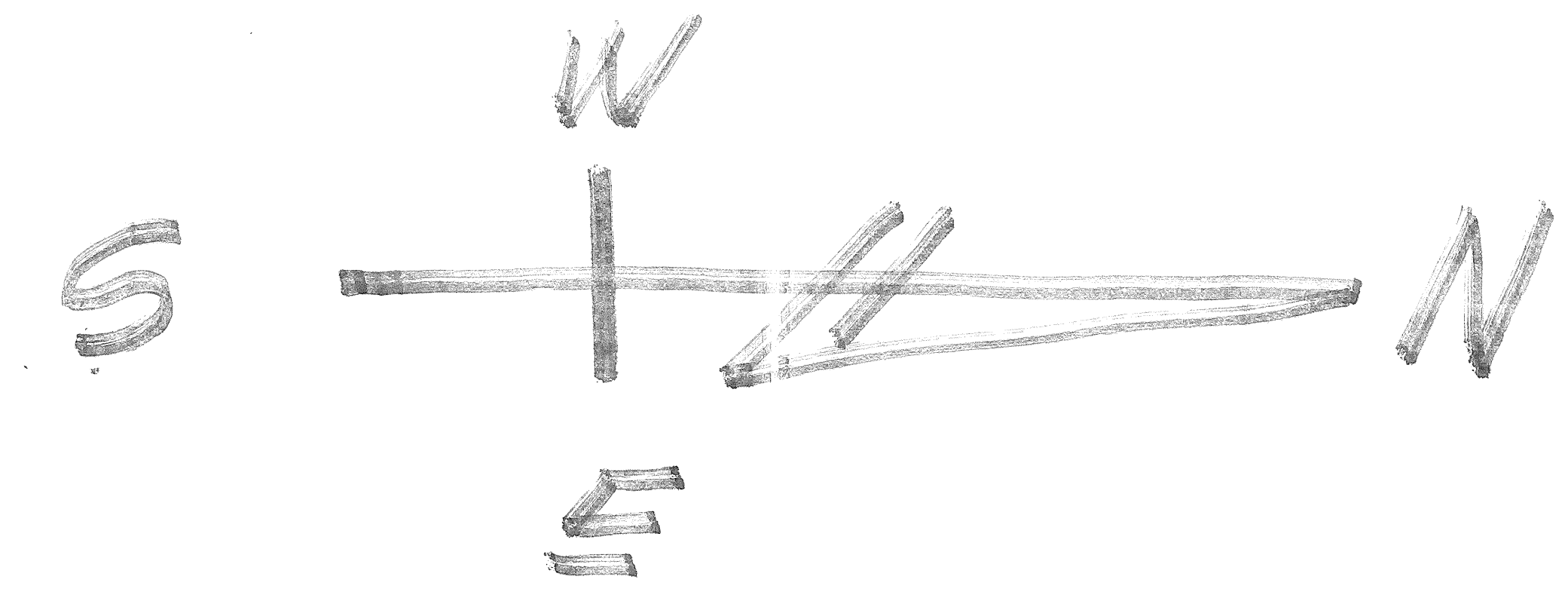
THE DOMINION  
UNIT - 1  
172.511 ACRES

#55

MATCH LINE



# The DOMINION



WEST

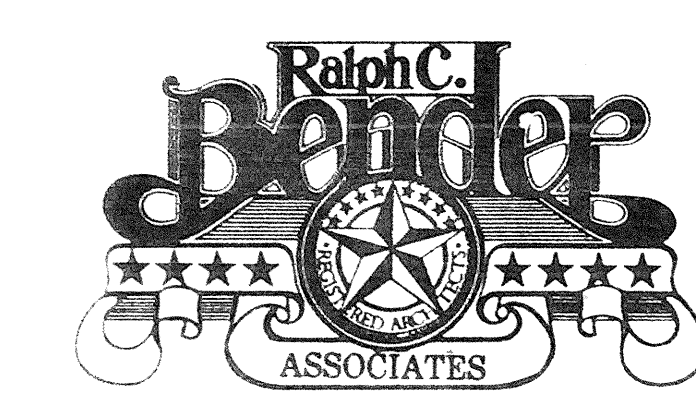
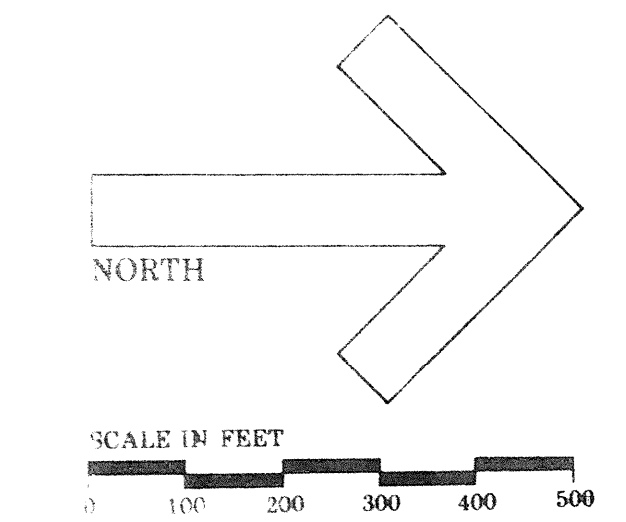
AUE RD

UNIT-1 — APPROVED — OCT. 12, 1983  
RECORDED — NOV. 1, 1983  
CONSISTING OF 214 LOTS.

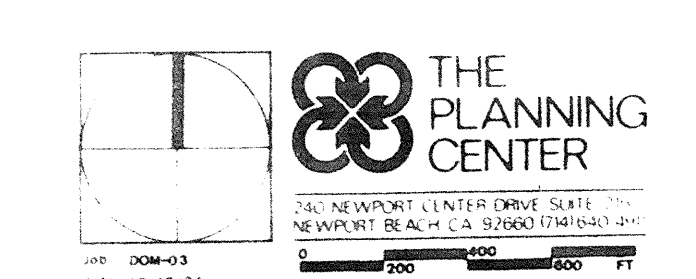
UNIT-2A — APPROVED — JAN 9, 1985  
UNRECORDED  
CONSISTING OF 9 LOTS

UNIT-1B — APPROVED — DEC. 5, 1984  
UNRECORDED  
CONSISTING OF 1 LOT

UNIT-2B — PENDING PLANNING COMMISSION ACTION  
PROPOSING 12 LOTS.



\*\*\*\*\*



MILSA

LEON

OUT TRACT

DOMINION DR.

I. H. CREEK

GOLF COURSE

UNIT 1-A

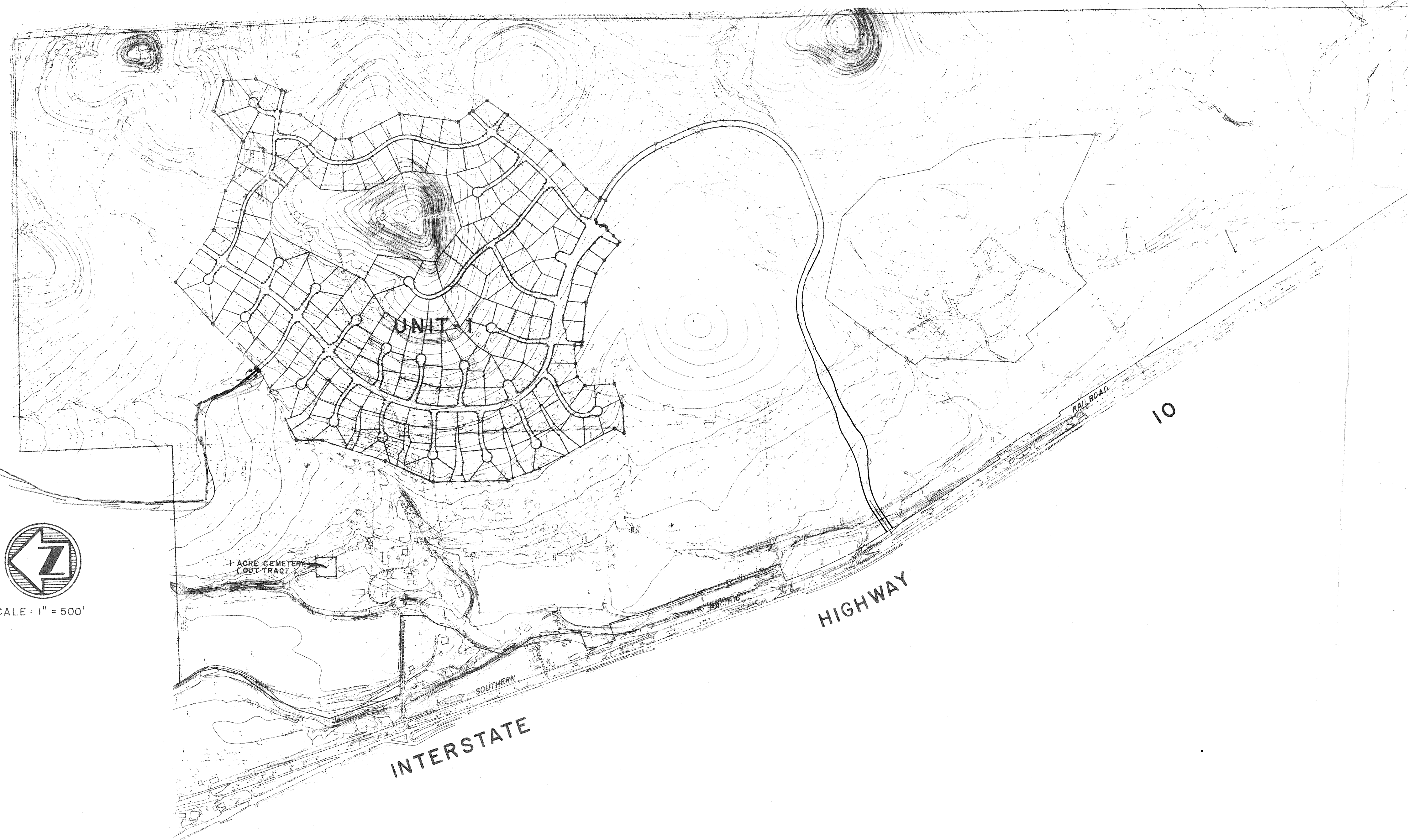
UNIT 2-B  
12 LOTS

UNIT 1  
214 LOTS

UNIT-2A  
9 LOTS

SEWER TREATMENT PLANT





SCALE: 1" = 500'

# 55

# THE DOMINION UNIT 1 MASTER DRAINAGE PLAN

JOB NO. 1870.01  
DATE JUNE 1983  
DRAWN GGM  
SHEET 1 OF 1

PAPE-DAWSON  
CIVIL & ENVIRONMENTAL  
ENGINEERS  
SAN ANTONIO TEXAS 78217  
9310 BROADWAY  
512-824-9484

REVISIONS



# The DOMINION

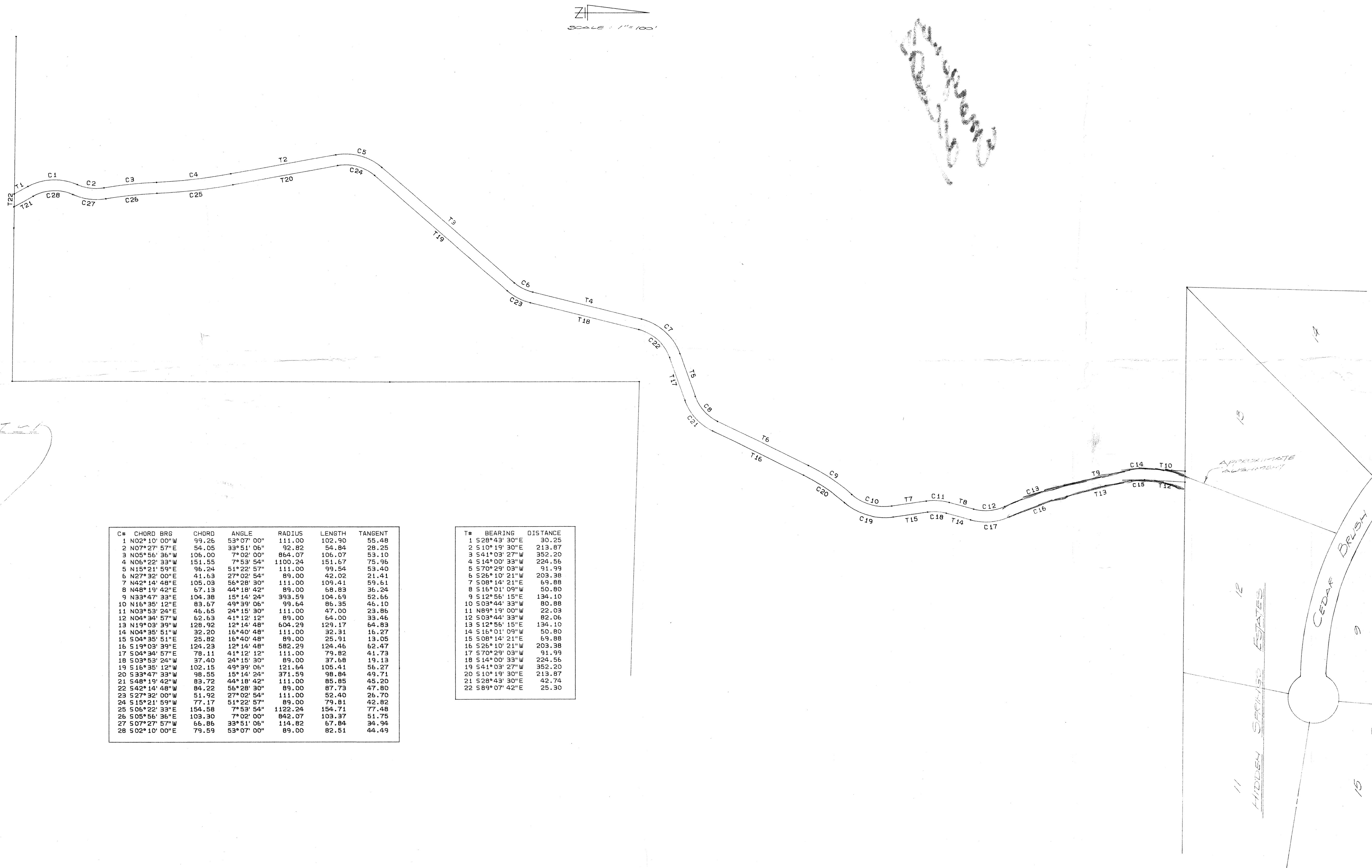


Contour Interval: 5 Ft.  
 Lot dimensions shown on curved  
 lot lines indicate the length of  
 the curve and do not depict a  
 straight line distance.

PHASE ONE

# 55





C#	CHORD	BRG	CHORD	ANGLE	RADIUS	LENGTH	TANGENT
1	N02°10'00"W	99.26	53°07'00"	111.00	102.90	55.48	
2	N07°27'57"E	54.05	33°51'06"	92.82	54.84	28.25	
3	N05°56'36"W	106.00	7°02'00"	864.07	106.07	53.10	
4	N06°22'33"W	151.55	7°53'58"	1100.24	151.67	75.96	
5	N15°21'59"E	96.24	51°22'57"	111.00	99.54	53.40	
6	N27°32'00"E	41.63	27°02'54"	89.00	42.02	21.41	
7	N42°14'48"E	105.03	56°28'30"	111.00	109.41	59.61	
8	N48°19'42"E	67.13	44°18'42"	89.00	68.83	36.24	
9	N33°47'33"E	104.38	15°14'24"	393.59	104.69	52.56	
10	N16°35'12"E	83.67	49°39'06"	99.64	86.35	46.10	
11	N03°53'24"E	46.65	24°15'30"	111.00	47.00	23.86	
12	N04°34'57"W	62.63	41°12'12"	89.00	64.00	33.46	
13	N19°03'39"W	128.92	12°14'48"	604.29	129.17	64.83	
14	N04°35'51"W	32.20	16°40'48"	111.00	32.31	16.27	
15	S04°35'51"E	25.82	16°40'48"	89.00	25.91	13.05	
16	S19°03'39"E	124.23	12°14'48"	582.29	124.46	62.47	
17	S04°34'57"E	79.11	41°12'12"	111.00	79.82	41.73	
18	S03°53'24"W	37.40	24°15'30"	89.00	37.68	19.13	
19	S16°35'12"W	102.15	49°39'06"	121.64	105.41	56.27	
20	S33°47'33"W	98.55	15°14'24"	371.59	98.84	49.71	
21	S48°19'42"W	83.72	44°18'42"	111.00	85.85	45.20	
22	S42°14'48"W	84.22	56°28'30"	89.00	87.73	47.80	
23	S27°32'00"W	51.92	27°02'54"	111.00	52.40	26.70	
24	S15°21'59"W	77.17	51°22'57"	89.00	79.81	42.82	
25	S06°22'33"E	154.58	7°53'58"	1122.24	154.71	77.48	
26	S05°56'36"E	103.30	7°02'00"	842.07	103.37	51.75	
27	S07°27'57"E	66.86	33°51'06"	114.82	67.84	34.94	
28	S02°10'00"E	79.59	53°07'00"	89.00	82.51	44.49	

T#	BEARING	DISTANCE
1	S28°43'30"E	30.25
2	S10°19'30"E	213.87
3	S41°03'27"W	352.20
4	S14°00'33"W	224.56
5	S70°29'03"W	91.99
6	S26°10'21"W	203.38
7	S08°14'21"E	69.88
8	S16°01'09"W	50.80
9	S12°56'15"E	134.10
10	S03°44'33"W	80.88
11	N89°19'00"W	22.03
12	S03°44'33"W	82.06
13	S12°56'15"E	134.10
14	S16°01'09"W	50.80
15	S08°14'21"E	69.88
16	S26°10'21"W	203.38
17	S70°29'03"W	91.99
18	S14°00'33"W	224.56
19	S41°03'27"W	352.20
20	S10°19'30"E	213.87
21	S28°43'30"E	42.74
22	S89°07'42"E	25.30

# THE DOMINION UNIT 1

## PROPOSED EMERGENCY ACCESS

#55

JOB NO. 1890.01

DATE

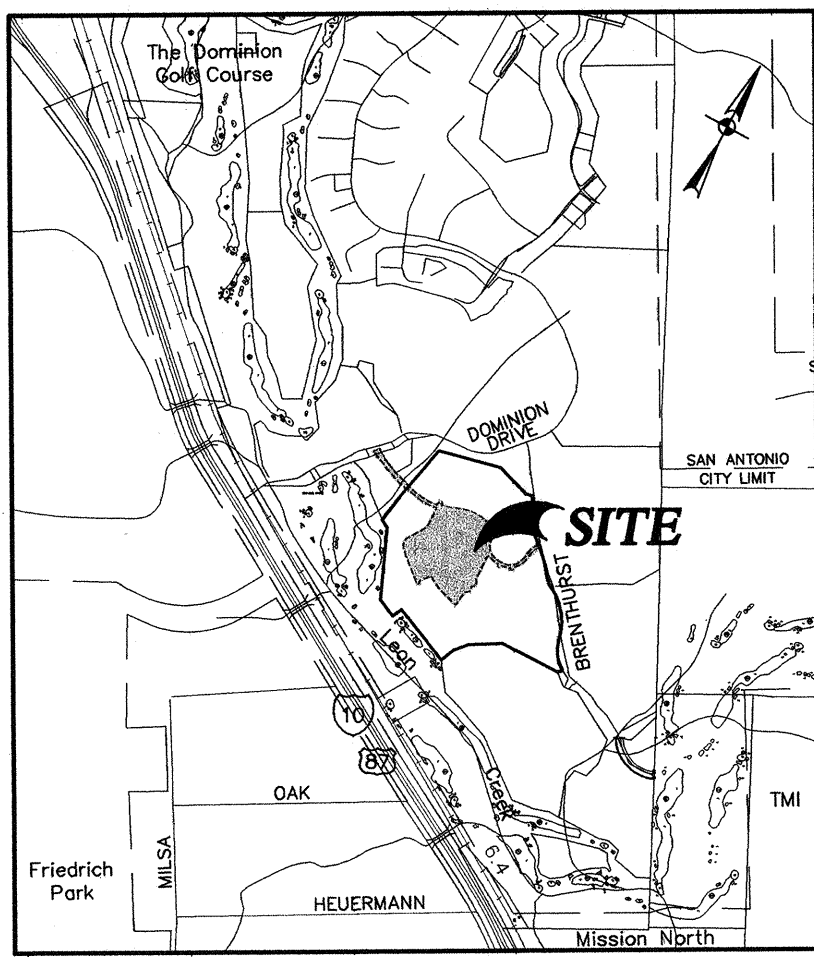
DRAWN 9/9/1

SHEET OF

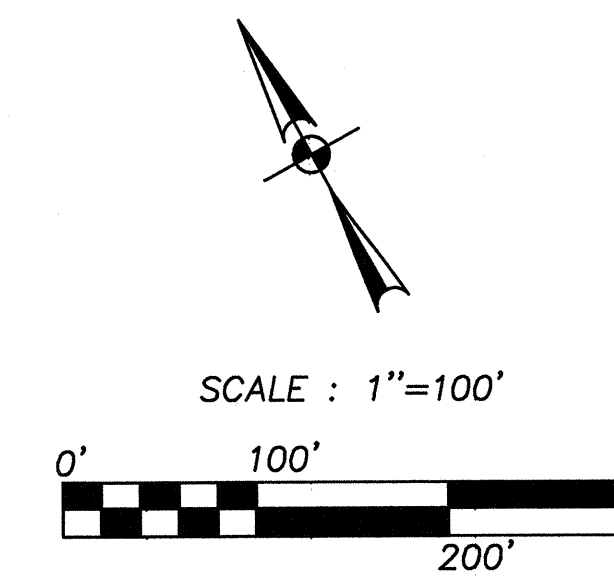
**Pape-Dawson** ENGINEERS  
CIVIL & ENVIRONMENTAL  
SAN ANTONIO, TEXAS 78217  
8310 BROADWAY  
512-924-9494

REVISIONS:





LOCATION MAP  
SCALE : 1"=2000'



NAME & ADDRESS OF OWNERS WITHIN 200'

- FRANCISCO & LILIA ALONSO DELAPIEDRA  
9 BYRON NELSON  
SAN ANTONIO, TX. 78257
- JACK E. & MARLENE R. SPIRT  
7 BYRON NELSON  
SAN ANTONIO, TX. 78257
- JAMES F. & FAYE D. SMITH  
5 BYRON NELSON  
SAN ANTONIO, TX. 78257
- HENRY B. JR. & YVONNE GOTTWALD  
3 BYRON NELSON  
SAN ANTONIO, TX. 78257
- INTCO-DOMINION PARTNERSHIP  
4501 WOODWAY DR # 151 E  
HOUSTON TX 77056
- DOMINION ENCLAVE II LTD.  
20450 HUEBNER RD STE 100  
SAN ANTONIO TX 78258
- DOMINION HOMEOWNERS ASSOC INC.  
10 DOMINION DR  
SAN ANTONIO TX 78257
- DOMINION VILLAGE, LTD.  
20550 HUEBNER RD STE 200  
SAN ANTONIO TX 78258

NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED  
PAPE-DAWSON SET AT ALL CORNERS UNLESS  
OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAT  
ARE THOSE SHOWN FOUND.
- N.A.D. 83 GRID COORDINATES WERE DERIVED FROM  
LOCKHILL 2 (P.I.D. #AY0967) N:13750260.5336  
E:2099442.4022 MILLER, 1924 (P.I.D. #AY0121)  
N:13747443.9886 E:2173485.9066
- DIMENSIONS SHOWN ARE SURFACE AND THE SCALE  
FACTOR USED IS 0.99982"
- BEARINGS SHOWN MUST BE ROTATED 00° 00' 19"  
COUNTERCLOCKWISE TO MATCH N.A.D. 83.

BEXAR COUNTY CLEAR VISION STATEMENT:

CLEAR VISION CALCULATION WILL BE BASED  
ON AASHTO CASE NO III BAC FOR TURNING  
MANEUVERS ON TO MAJOR STREETS.

CONSTRUCTION STAGING PLAN

CONSTRUCTION IS SCHEDULED FOR PHASE I  
TO BEGIN JULY 2004 UNLESS REDIRECTED BY  
THE DEVELOPER.

ENVIRONMENTAL RECOMMENDATIONS:

- THIS SITE IS LOCATED OVER THE CONTRIBUTING ZONE OF THE EDWARDS  
AQUIFER RECHARGED ZONE DISTRICT. A REPORT ENTITLED "THE DOMINION  
CONTRIBUTING ZONE PLAN, PROJECT NO. 1702.00 WAS APPROVED BY TCEQ  
ON JULY 10, 2001 WHICH ENCOMPASSES INDEPENDENCE VILLAGE @ THE  
DOMINION, PHASE I.
- ANY AREAS PLATTED AS DRAINAGE EASEMENTS ARE TO BE KEPT IN A  
VEGETATED CONDITION.
- THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER  
HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT  
WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE  
LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
- THE AQUIFER STUDIES DIVISION STAFF SHALL HAVE THE AUTHORITY TO  
INSPECT THE SITE TO ENSURE THAT THE APPROVED RECOMMENDATIONS  
ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF  
THE PROJECT.

INDEPENDENCE VILLAGE AT  
THE DOMINION, PHASE I  
OPEN AREA CALCULATIONS

Description	PHASE I
No. of Units	49
Gross Area (AC)	21.24
Other Coverages (AC)	
a. Driveway & Sidewalks	7.94
b. Single & Double Unit Structures	4.0
c. Assisted Living Structure	0.55
d. Clubhouse Structure	0.37
Total Coverages (AC)	12.86
Open Spaces (AC)	
a. Single & Double Unit Areas	6.78
b. Assisted Living Area	0.51
c. Clubhouse Area	0.44
d. Flood Plain Area	0.65
Total Open Space (AC)	8.38

Required Open Space Ratio = 35% of Residential  
Required Open Space Ratio = 20% of Non-Residential  
Required Open Space Area = 0.35(15.86 ac) + 0.20(5.38 ac) = 6.6 ac  
Actual Open Space Area = 8.48 ac  
Residential Floor Area Ratio =  $\frac{4.0 \text{ ac}}{4.92 \text{ ac}} = 0.813$   
Assisted Living Floor Area Ratio =  $\frac{0.55 \text{ ac}}{4.92 \text{ ac}} = 0.112$   
Clubhouse Floor Area Ratio =  $\frac{0.37 \text{ ac}}{4.92 \text{ ac}} = 0.075$   
Density =  $\frac{49 \text{ units}}{21.24 \text{ ac}} = 2.3 \text{ units/ac}$

# INDEPENDENCE VILLAGE AT DOMINION, PHASE I PLANNED UNIT DEVELOPMENT PLAN

JUNE, 2004

JOB NO. 6846-00

A 21.24 ACRE TRACT OF LAND, OUT OF A 68.605 ACRE TRACT OF LAND, CONVEYED TO  
DOMINION VILLAGE, LIMITED, AS RECORDED IN VOLUME 10639, PAGES 1656-1670 OF THE  
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT  
OF THE L. COLQUHOUN SURVEY NO. 24, ABSTRACT 133, COUNTY BLOCK 4034 OF BEXAR  
COUNTY, TEXAS.

DEVELOPER:

DOMINION VILLAGE, LTD. 20550 HUEBNER RD.  
STE. 200 SAN ANTONIO, TEXAS 78258 PHONE:  
(210) 615-4115

DOMINION DR. PARTNERS, LTD.  
DIAL CARE INC. (GENERAL PARTNER) 20550 HUEBNER RD.  
STE. 200 SAN ANTONIO, TEXAS 78258  
PHONE: (210) 615-4115

SANITARY SEWER: LEON SPRINGS UTILITY COMPANY  
WATER: PRIVATE  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: SOUTHWESTERN BELL TELEPHONE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	586.00'	27°39'35"	S63°22'11"E	280.15'	282.89'
C4	186.00'	7°49'16"	S24°30'00"E	25.37'	25.39'
C5	286.00'	4°57'55"	S35°35'51"W	24.78'	24.79'
C7	171.00'	9°34'23"	S13°43'48"E	249.49'	278.62'
C8	186.00'	8°43'28"	N78°33'46"E	245.82'	268.55'
C9	214.00'	29°45'53"	N51°34'59"E	109.93'	111.17'
C10	186.00'	29°45'53"	S51°34'59"W	95.54'	96.63'
C11	214.00'	8°43'28"	S78°33'46"W	282.83'	308.38'
C12	199.00'	24°16'57"	N45°16'02"W	83.71'	84.34'
C18	25.00'	116°45'26"	S85°19'44"W	42.58'	50.84'
C19	25.00'	51°45'12"	S01°04'26"W	21.82'	22.58'
C20	38.00'	131°02'11"	S40°22'55"W	69.17'	85.91'
C21	462.00'	3°14'47"	N45°20'24"W	26.17'	26.18'
C22	462.00'	11°38'04"	N38°16'56"W	93.65'	93.81'
C23	677.37'	7°15'45"	N28°32'50"W	85.80'	89.86'
C24	714.00'	4°21'07"	N23°10'09"W	54.22'	54.23'
C25	1444.00'	14°31'16"	N42°26'32"W	364.99'	365.97'
C26	178.00'	13°22'50"	N41°54'18"W	41.47'	41.57'
C27	222.00'	24°43'38"	N36°13'45"W	95.09'	95.83'
C28	18.00'	85°33'30"	N66°38'32"W	24.45'	26.88'
C29	488.02'	9°03'36"	N66°32'35"E	77.09'	77.17'
C30	5.00'	91°00'30"	S15°38'19"W	7.14'	7.95'
C31	1400.00'	20°07'53"	S39°38'25"E	489.38'	491.90'
C32	484.00'	30°23'37"	S62°00'10"E	243.26'	246.14'

LINE	LENGTH	BEARING
L14	99.27'	N33°51'43"W
L21	18.51'	S48°42'04"W
L22	288.71'	S44°11'28"W
L23	184.52'	S34°08'49"W
L24	8.01'	S38°18'33"W
L25	59.84'	S48°32'23"E
L26	61.01'	S48°48'22"E
L29	67.20'	S54°37'37"E
L31	58.95'	S33°00'54"W
L32	41.44'	S60°34'30"E
L33	75.98'	N36°42'03"E
L34	16.00'	N65°32'05"E
L35	28.26'	S24°09'42"E
L36	16.29'	S66°27'55"W
L37	75.98'	S36°42'03"W
L38	41.44'	N60°34'30"W
L41	249.74'	S26°52'02"W
L42	56.79'	S21°06'06"W
L43	59.85'	S82°10'28"W
L44	153.54'	S70°05'51"W
L45	24.00'	S42°39'19"W
L46	138.97'	N44°03'58"W
L47	172.58'	S57°32'06"W
L48	194.38'	N20°52'36"W
L49	266.86'	S73°32'54"W

PUD PLAN NO:  
APPROVED BY THE PLANNING COMMISSION  
OF THE CITY OF SAN ANTONIO

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

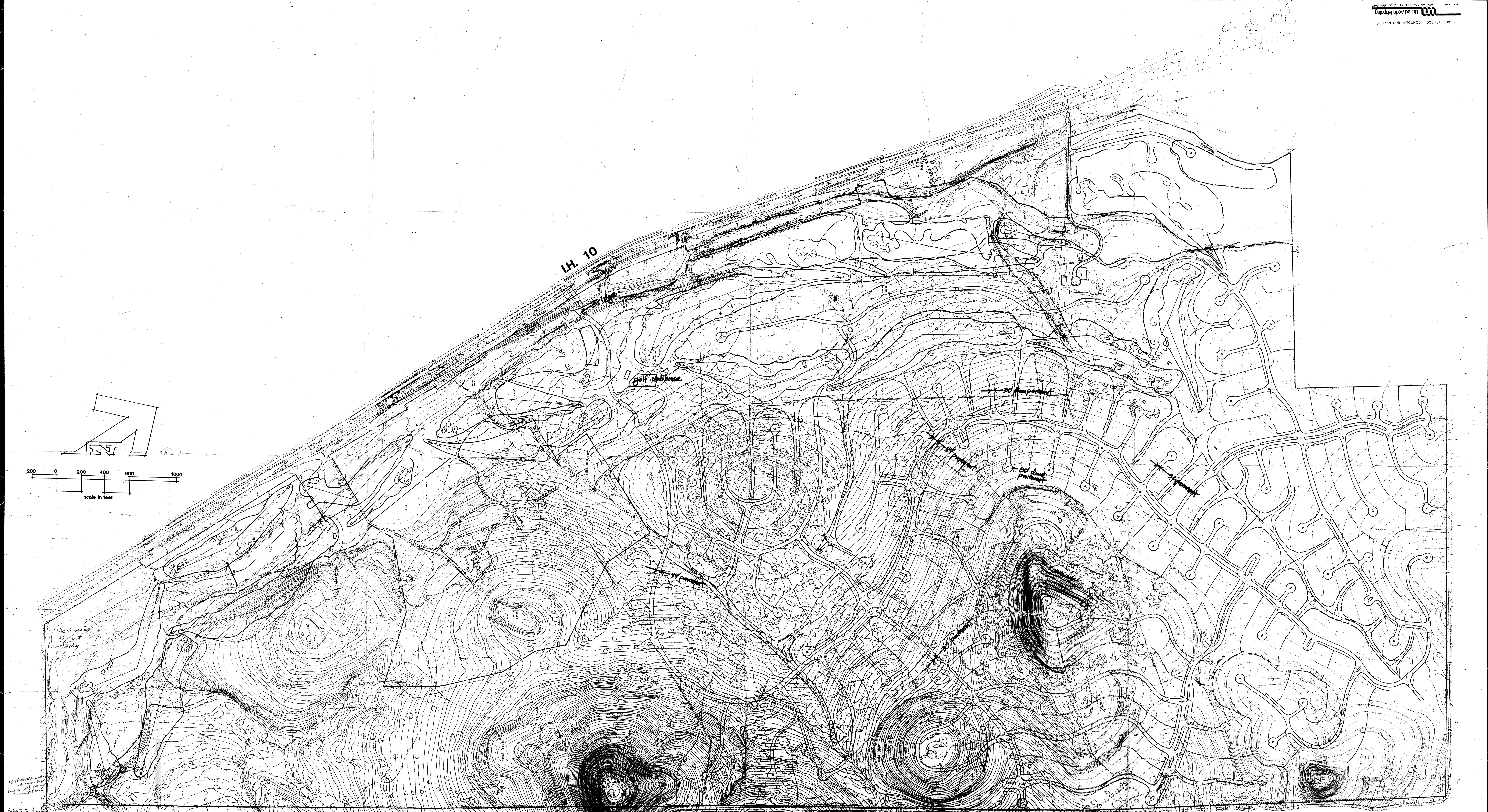
SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

PUD PLAN NOTES

- MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE  
HOMEOWNERS ASSOCIATION. STORM DRAINS WILL BE PRIVATELY  
MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 28' DRIVEWAYS AND 24' ALLEYS WILL BE PRIVATE.
- SANITARY SEWER SYSTEM TO BE DEDICATED TO LEON SPRINGS UTILITY  
COMPANY.
- SAWS IS THE WATER PURVEYOR TO THE SITE, HOWEVER THE ON-SITE  
DISTRIBUTION SYSTEM WILL BE PRIVATE.
- PROPERTY IS LOCATED OVER THE CONTRIBUTING ZONE TO THE EDWARDS  
AQUIFER RECHARGE ZONE.
- PROPERTY IS INSIDE THE CITY LIMITS AND IS PROPOSED TO BE ZONED  
MF-25, PUD, (PENDING AS OF JUNE 4, 2004)
- TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY WAS PREPARED BY  
PAPE-DAWSON ENGINEERS, INC.

PAPE-DAWSON ENGINEERS  
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.3000  
FAX: 210.375.3010





THE DOMINION #55

Camp Bulls



# D. R. P.

Permit # 241

Starts May 1983  
until expired without

Expires further commitment

Issued by EL

CAMP BULLIS MILITARY RESERVATION

TEXAS MILITARY INSTITUTE

HOWELL  
TRACT  
13.44 AC.

PHASE 12  
211.5 AC.

MISSION  
BURIAL  
PARK

HIDDEN  
SPRINGS  
SUBDIVISION

PHASE 14C  
8.00 AC.

PHASE 10D  
37.72 AC.

PHASE 10C  
37.65 AC.

PHASE 10B  
51.00 AC.

PHASE 10A  
41.89 AC.

PHASE 6  
28.50 AC.

PHASE 11  
22.00 AC.

PHASE 5  
40.94 AC.

67.31 AC.

SOUTH GOLF COURSE  
113.62 AC.

L.S.U.C.  
4.26 AC.

PHASE 14D  
36.95 AC.

PHASE 2A  
21.58 AC.

PHASE 2B  
11.77 AC.

PHASE 3B  
13.50 AC.

PHASE 3A  
31.00 AC.

PHASE 15  
12.34 AC.

PHASE 3C  
21.78 AC.

PHASE 1A  
17.87 AC.

PHASE 1B  
1.80 AC.

PHASE 16  
59.08 AC.

PHASE 4C  
25.12 AC.

PHASE 4  
38.89 AC.

PHASE 7A  
23.03 AC.

PHASE 7B  
23.03 AC.

NORTH GOLF COURSE  
130.24 AC.

PHASE 9  
5.44 AC.

CEMETERY  
1.00 AC.

REILLY &  
PEGGY FLYNN

PHASE 8  
30.62 AC.

FUTURE  
GOLF COURSE  
30.73 AC.

PHASE 13  
54.24 AC.

PHASE 14B  
54.54 AC.

PHASE 4B  
0.47 AC.

PHASE 14A  
20.74 AC.

PHASE 17  
17.30 AC.

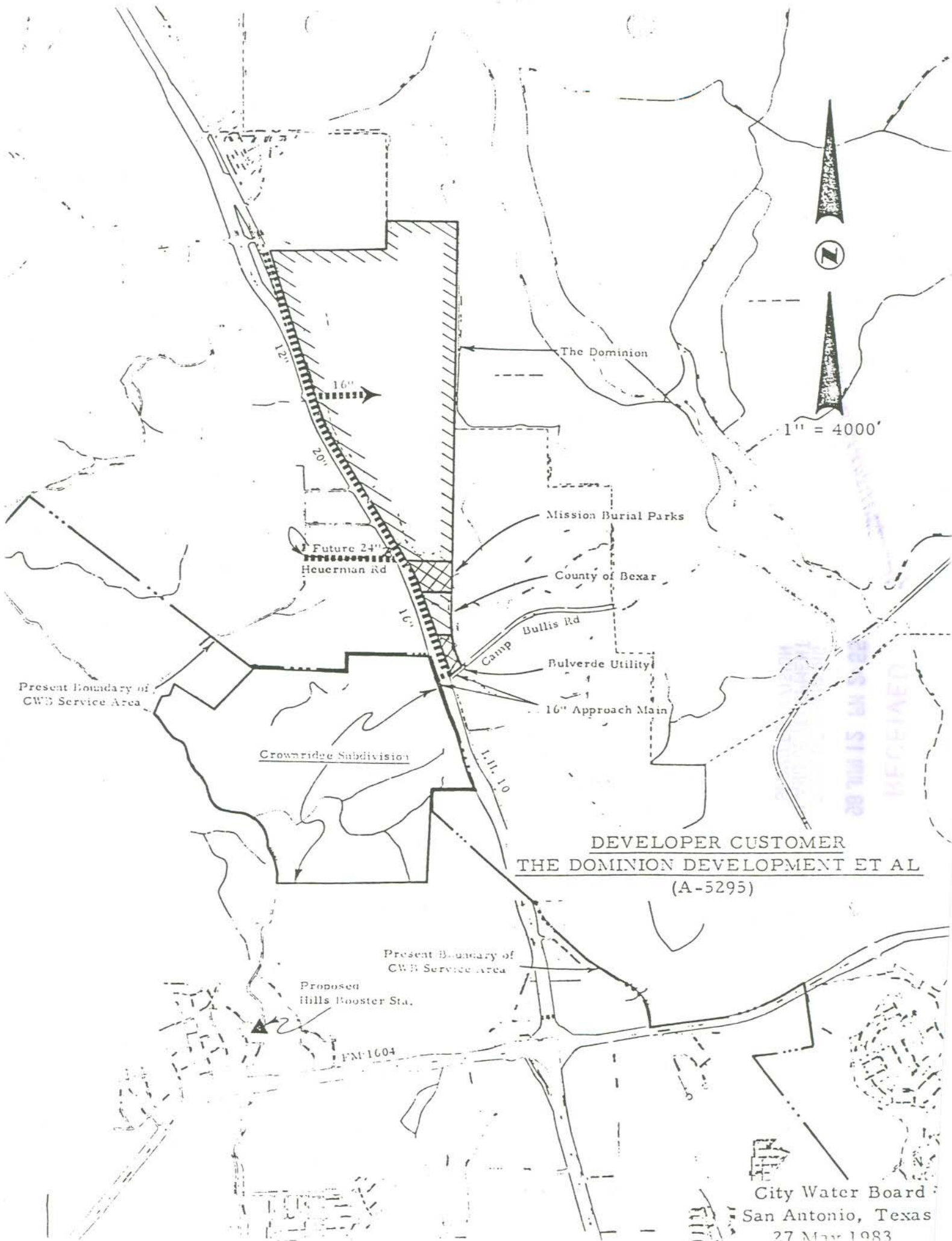
AUE ROAD



## THE DOMINION

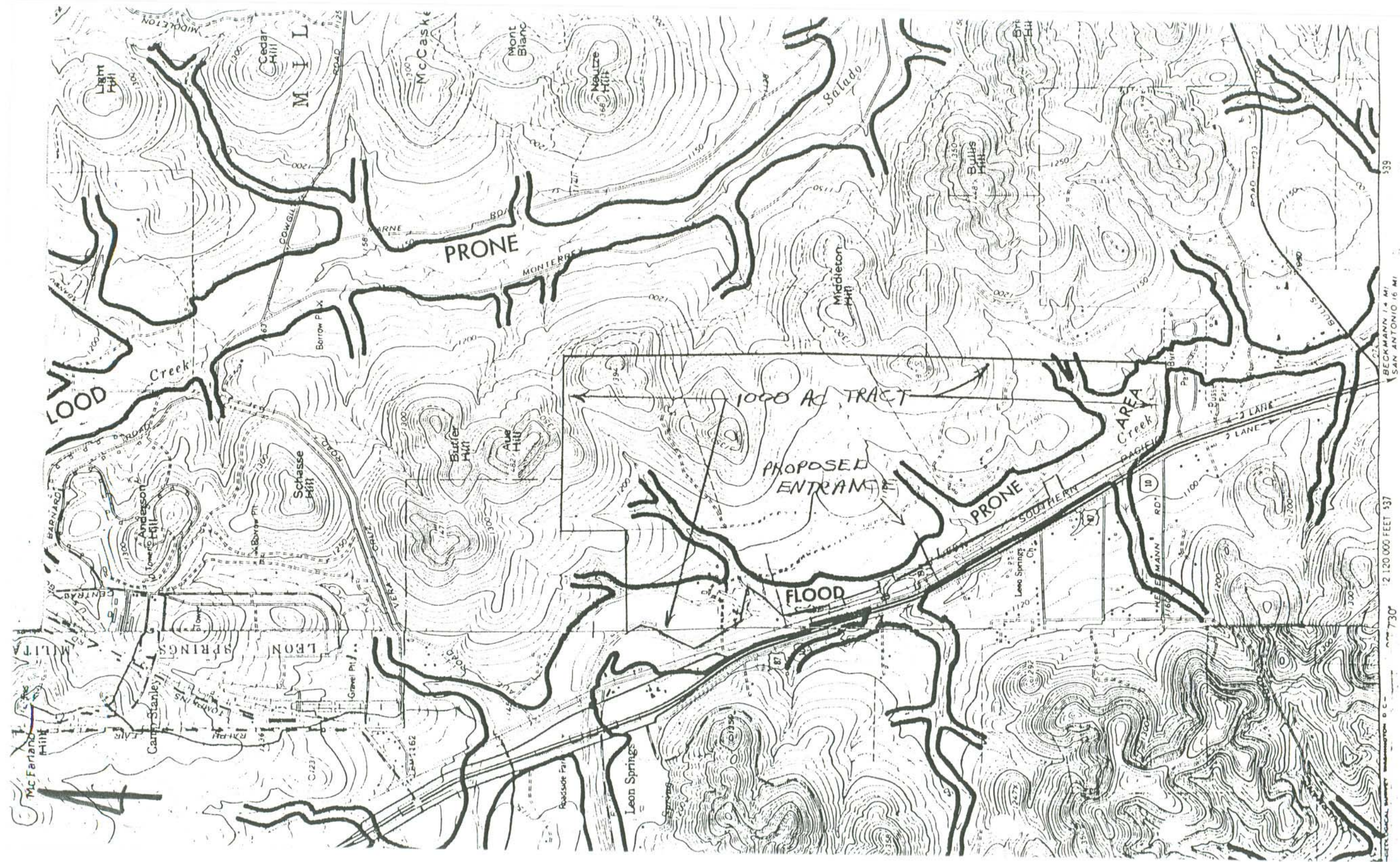
TOTAL PUD ACREAGE = 1546.11 AC.





DEVELOPER CUSTOMER  
THE DOMINION DEVELOPMENT ET AL  
(A-5295)







FILE NO. 83-12-66-02

(To be assigned by the Planning Dept.)

P.O.A.D.P. NAME \_\_\_\_\_

NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

PAPE & DAWSON

824-9494

NAME OF CONSULTANT

ADDRESS

PHONE NO.

GENERAL LOCATION OF SITE ALONG THE NORTHEAST R.O.W. LINE OF I.H.10,  
AND BEING DIRECTLY NORTH OF THE MISSION BURIAL PARK.

EXISTING ZONING (If Applicable) O.C.L.

PROPOSED WATER SERVICE

☒ City Water Board  
☐ Other District

Name \_\_\_\_\_

☐ Water Wells

PROPOSED LAND USE

☒ Single Family  
☐ Duplex  
☐ Multi-Family  
☐ Business  
☐ Industrial  
☒ P.U.D.

PROPOSED SEWER SERVICE

☐ City of San Antonio  
☐ Other System

Name \_\_\_\_\_

☐ Septic Tank(s)

☒ THERE OWN SEWER  
TREATMENT PLANT

DATE FILED JUNE 22, 1983

DUE DATE OF RESPONSE  
(within 20 working days of receipt)

REVISIONS FILED  
(if applicable)

DATE OF RESPONSE  
(within 15 working days of receipt)

THIS IS A PRELIMINARY PLAN OF A P.U.D. — NOT A P.O.A.D.P.

(Date of expiration of plan, if no plats are  
received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use  
shall include, at least the following information:

- \_\_\_\_\_ (a) perimeter property lines;
- \_\_\_\_\_ (b) name of the plan and the subdivisions;
- \_\_\_\_\_ (c) scale;
- \_\_\_\_\_ (d) proposed land use(s) by location and type;
- \_\_\_\_\_ (e) existing and proposed circulation system of collector and arterial  
streets and their relationship to any adjacent major thoroughfares  
and any proposed alternative pedestrian circulation systems: (side-  
walks, lanes, paths, etc.)
- \_\_\_\_\_ (f) the proposed source and type of sewage disposal and water supply;
- \_\_\_\_\_ (g) contour lines at no greater than ten (10) foot intervals;
- \_\_\_\_\_ (h) projected sequence of phasing;
- \_\_\_\_\_ (i) existing and/or proposed zoning classification(s);
- \_\_\_\_\_ (j) known ownership and proposed development of adjacent undeveloped  
land; and
- \_\_\_\_\_ (k) existing adjacent streets or development which impact upon access  
decisions within the proposed POADP.



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS

June 29, 1983

Pape & Dawson Engineering Co.  
Attn: Mr. Gene Dawson  
9310 Broadway  
San Antonio, Texas

Dear Mr. Dawson:

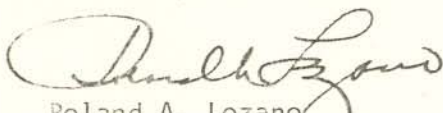
Reference is made to the planned unit development plan for The Dominion project (File #83-12-66-02) submitted for staff review and comment. We appreciate your allowing city staff the opportunity to review the planned unit development at an early stage.

Our analysis of the planned unit development concludes that said proposal is in general compliance with the requirements set forth in Chapter 36 of the City Code. However, inasmuch as, the single entrance to the proposed site may be more than adequate to provide egress and ingress to the residents within the first unit, we are concerned about the area as a whole upon completion of the development. More specifically, the proposed 44' safety lane provides a well planned circulation pattern throughout the development. Due to the single entry, staff is recommending that extra turning lanes be provided for a more efficient traffic flow to accommodate the expected traffic volumes from subsequent phasings. As you know, the recommendation proposed is consistent with our discussion with you regarding the planned project.

Please note that these are staff's comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Roland A. Lozano  
Director of Planning

RAL/RR/sm

cc: Dean Chadwick, Traffic Engineering



# CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

OCT 12 1983

AGENDA NO. 15

TO: Planning Commission

FROM: Roland A. Lozano, Director of Planning  
Rebecca Q. Cedillo, Assistant Director of Planning;

COPIES TO: Fernando M. Cuellar, Principal Planner; Files

SUBJECT: THE DOMINION - Planned Unit Development - Final Plan

Date October 12, 1983

## FOR INFORMATION ONLY

DOMINION GROUP PARTNERS, LTD., applicants in this request are proposing to develop 214 dwelling units. This unit contains 299.575 acres out of CB's 4034, 4752, 4753, 4754, 4755, and 4756.

## LOCATION

This Planned Unit Development is located on the east side of I.H. 10 Expressway, approximately two miles north of the intersection of Camp Bullis Road with I.H. 10 Expressway.

## MINIMUM REQUIREMENTS

This Final application has been reviewed based on the requirements of Section 42-108 of the Zoning Ordinance (PUD) with the following findings:

SIZE: There a total of 229.575 acres in this Final Planned Unit Development with a total of 214 units proposed and a density of 0.93 units per acre.

ZONING: Subject property is located outside San Antonio city limits, therefore zoning is not applicable.

YARDS ABUTTING LOTS WITH STRUCTURES: All structures adjacent to the property line of a lot containing a building or an alley or easement, which abuts such a lot shall have a minimum yard requirement equal to the zoning requirements of the abutting lot. This plan meets that requirement.

DENSITY: Land Use intensity ratings for this project are indicated on the following page.



Floor area permitted	2,830,273.1
Floor area proposed	1,070,000.1
Open space required	2,782,000.1
Open space proposed	8,802,563.1
Livability space required	1,819,000.1
Livability space proposed	7,763,337.1

VEHICULAR ACCESS AND INTERNAL CIRCULATION: The Traffic Engineering Division and Fire Department have reviewed and approved the Final Plan.

PARKING: Applicant is providing 642 parking spaces which meets the PUD requirement

DRAINAGE: The Engineering Division has no objections to the approval of this Final Plan.

BUILDING SPACING: This plan meets that requirement of spacing buildings a minimum of ten (10) feet apart.

RECREATIONAL SPACE: This plan indicates that applicant is providing 299,860<sup>1</sup> square feet of recreational space.

RECOMMENDATION

The Director of Planning is recommending approval of the plan.

*for Rebecca Quintanilla Ceith*  
Roland A. Lopez  
Director of Planning

RAL:RT:mod



## Interdepartment Correspondence Sheet

TO: Planning Commission

FROM: Roland A. Lozano, Director of Planning

COPIES TO: Fernando M. Cuellar, Principal Planner, Dept. of Planning; File

SUBJECT: REQUEST FOR VARIANCE TO THE FLOOD PLAIN ORDINANCE FOR THE DOMINION  
SUBDIVISION - PLANNED UNIT DEVELOPMENT.

Date June 21, 1983

Mr. Michael Kyrish, P.E. of Pape and Dawson Engineering Co., has submitted a request for variance to certain requirements of the Flood Plain Ordinance for the Dominion Subdivision Planned Unit Development. Said property is more particularly described as a 1,011 acre tract located along the northeast R.O.W. line of Interstate Highway 10, and being directly north of the Mission Burial Park. Those requirements are as follows:

- 1) Article 4, Section C(2)a - Velocity times depth of flow product greater than 9, which is considered dangerous to life.
- 2) Article 4, Section C(2)6 - Safety of access to the property for ordinary and emergency vehicles.
- 3) Article 5, Section C(5) - Public streets in proposed subdivisions shall have at least one (1) access to an unflooded public R.O.W.

The Drainage Engineering Section of the Department of Public Works does not recommend the granting of the variance as indicated in their attached memo dated June 16, 1983. Therefore, the Director of Planning ~~does not approve~~ <sup>does not approve</sup> of the variance, based on non-compliance with the Flood Plain Ordinance.

Request

Roland A. Lozano  
Director of Planning

RAL/RR/sm  
Attachments

MR. FRANK GRANT FROM THE DEPT. OF  
PUBLIC WORKS IS PRESENT ~~to answer~~ ~~to~~  
~~to answer~~ any  
QUESTIONS THE COMMISSION MAY HAVE. ALSO,  
~~Mr. [unclear]~~ ~~Mr. [unclear]~~ ~~representing~~, ~~Mr.~~  
~~Mr. Dan Dawson~~ ~~will~~ ~~be~~ ~~able~~ ~~to~~ ~~make~~  
A ~~very~~ presentation on the Dominion Project.





*AK  
Fam*

9310 BROADWAY, SAN ANTONIO, TEXAS 78217  
512/824-9494

May 27, 1983

City of San Antonio  
P.O. Box 9066  
San Antonio, Texas 78285

Attention: Mr. Roland Lozano  
Director of Planning

Reference: The Dominion Subdivision

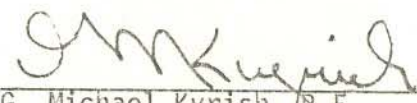
Dear Mr. Lozano:

We request to be placed on the City Planning Commission agenda for June 8, 1983 for recognition of our proposed 1,011 acre planned unit development called The Dominion. We request the approval of a variance from City Ordinance No. 48700 and its amendments because of our access into the subdivision at Leon Creek is lower than the computed 100-year flood elevation. In consideration of this variance, the developer has entered into an agreement with the neighboring property owner for an emergency exit to be used in case of a severe flood occurrence.

We have submitted all necessary hydraulic studies to the Drainage Engineering Division of the Public Works Department for their review and comment on our Flood Plain Development Permit.

Please consider these requests and contact us at your earliest convenience.

Sincerely,  
PAPE-DAWSON CONSULTING ENGINEERS

  
G. Michael Kyrish, P.E.

GHK/rbb

RECEIVED  
1983 JUN -1 AM 8 19  
DEPT. OF PLANNING



# CITY OF SAN ANTONIO

## Interdepartment Correspondence Sheet

RECEIVED

1983 JUN 17 PM 2:57

TO: Fernando Cuellar, Principal Planner

DEPT. ENGINEERING  
CURREN DESIGN

FROM: Drainage Engineering and Design

COPIES TO: Director of Public Works, City Engineer, File  
Flood Plain Development Permit for 1000 Acre Tract (Future  
SUBJECT: Dominion PUD Subdivision) Request for Variance

Date June 16, 1983

The Flood Plain Development Permit for the proposed Dominion PUD has been disapproved. The Permit does not conform to the following sections of the Flood Plain Ordinance No. 48700.

Article 4 Section C (2)a. The danger to life and property due to flooding or erosion damage; ...the product of the velocity times the depth of flow in excess of 9 shall be considered dangerous to life...

Article 4, Section C (2) b. The safety of access to the property in times of flood for ordinary and emergency vehicles; flow depths adjacent to residential construction shall not be greater than 1' for proposed subdivisions.

Article 5 Section C (5). Proposed subdivisions that involve the platting of dedicated streets shall have at least one access to an unflooded portion of existing dedicated street or roadway.

The applicant is requesting variances to the above items to construct a bridge crossing on the Leon Creek at a point that drains 30 square miles with a 100 year discharge of 25400 cfs. The 100 Year flood inundation heights are 7.5 feet over I 10 access road and 6.5 feet above the railroad crossing. The proposed entrance road and new bridge into the subdivision will flood about 400 feet wide with flood depths from 7.5' to 0 as the road enters the subdivision.

Objections to the granting of these variances are due to safety concerns. Even though the Flood Plain Ordinance require 100 Year storm analysis, dangerous conditions at this crossing site will occur at storm frequencies below the 100 year criteria. Automobiles are subject to floatation at depths of 1.2 feet even at very low velocities. Velocity times depth of flow products in excess of  $9(3.3 \times 7.5 = 24.75$  for 100 Yr storm) are considered dangerous to life and will occur prior to the 100 yer storm event. Proper consideration must be given to location of this access



structure at a point that is not dangerous with respect to the safety and welfare to the public. An alternate location of this entrance or another all weather access is desired and required.

Since the subdivision plat has not been submitted, this Flood Plain Development Permit for the bridge construction was reviewed in accordance with Section 1 Article 4 Section C which allows for application for a Flood Plain Development Permit for a proposed subdivision prior to submission of other data required for the platting process.

It should also be noted that since a subdivision plat is not being presented at this time, clearance for this encroachment should be obtained from the County of Bexar. Also, since the drainage area of the watershed is over five square miles at this point, the applicant needs to notify the Texas Department of Water Resources of their proposed development within the flood plain and floodway.

It is recommended that these variances to the Flood Plain Development Permit as submitted be denied.

Should additional information be required, please advise.

*Frank L. Grant*

Frank L. Grant, P. E.  
Engineer II

Approved:

*Robert B. Hahn*  
Robert B. Hahn, P.E.  
Drainage Engineer

FLG/sb



# FLOOD PLAIN DEVELOPMENT PERMIT

☒ Building (or Applicable (Bridge)  
Change of Occupancy)

☐ Mobile Home

☒ Proposed Fill ☐ a. Temporary  
☐ b. Permanent

☒ Subdivision (Proposed)

Within Official HUD-FIA Flood Plains, as defined by the Flood Plain Ordinance No. 48700 and its amendments.

OWNER The Dominion Management Group

ADDRESS 12042 Blanco Road, Suite 125

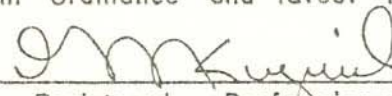
ZIP CODE San Antonio, Texas 78216 Telephone No. (512) 366-1733

LEGAL DESCRIPTION OF PROPERTY: 1.011.153 Acre Tract of land out of Ludovic Colquhoun Survey No. 24, Manuel Tarin Survey No. 25, the J.M. Arocha Survey No. 26, the John H. Gibson Survey No. 5, Bexar County, as recorded in Vol. 2400, Page 1814, B.C.D.R.

SITE LOCATION \_\_\_\_\_

Approximately 10,000' northwest along I.H. 10 from Camp Bullis Road

Engineering data is hereby submitted and is in conformance with the City of San Antonio Flood Plain Ordinance and latest revisions thereof.

Signature   
Registered Professional Engineer  
G. Michael Kyrish

c/o Pape-Dawson  
Address 9310 Broadway



Signature of Owner \_\_\_\_\_

Title \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_

Recommended for ☐ APPROVAL

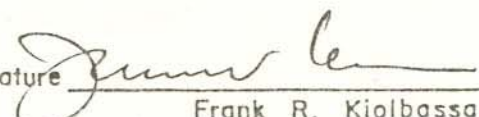
☒ DISAPPROVAL by Drainage Section, Engineering Division.

DATE 6/15/83

SIGNATURE Frank S. Grant, P.E.  
TITLE Engineer II

Dis Approved for compliance with the City of San Antonio Flood Plain Ordinance and latest revisions thereof.

DATE 6/16/83

Signature   
Frank R. Kiolbassa, P.E.  
Title DIRECTOR OF PUBLIC WORKS

If work allowed by this permit is not started within six months from the date of approval, this permit will expire and become null and void.

No building permits shall be issued until the owner's engineer has certified that the finished



April 8, 1988

1988 APR 12 AM 11:20

DEPT. OF PLANNING  
CURRENT PLANNING  
DIVISION

Mr. Mike O'Neal  
Planning Department  
City of San Antonio  
P. O. Box 9066  
San Antonio, Texas 78285

Re: POADP Applications Status  
Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

MAP NUMBER	DESCRIPTION
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
35	Richland Hills
42	Blanco Woods



Mr. Mike O'Neal  
Planning Department  
City of San Antonio  
Re: POADP Applications Status  
April 8, 1988  
Page 3 of 3

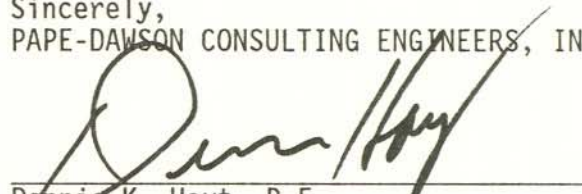
\* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

\*\* Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,  
PAPE-DAWSON CONSULTING ENGINEERS, INC.

  
Dennis K. Hoyt, P.E.  
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department  
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)



# D. R. P.

Permit # 241

Starts May 1983  
until expired without  
expires further commitment

Issued by EL

CAMP BULLIS MILITARY RESERVATION

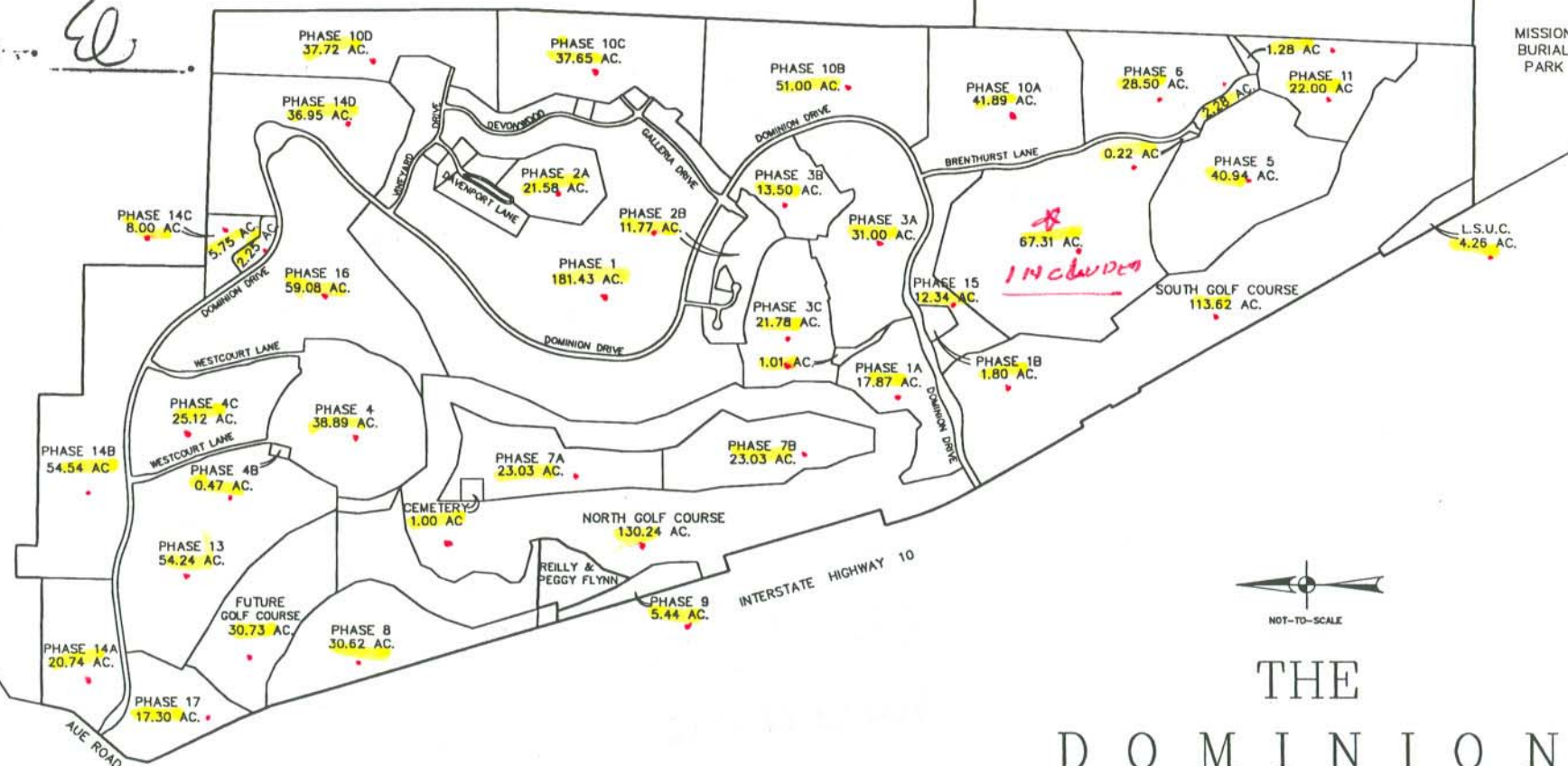
TEXAS MILITARY INSTITUTE

HOWELL  
TRACT  
13.44 AC.

PHASE 12  
211.5 AC.

MISSION  
BURIAL  
PARK

HIDDEN  
SPRINGS  
SUBDIVISION



## THE DOMINION

TOTAL PUD ACREAGE = 1546.11 AC.

1555.11



Mr. Mike O'Neal  
 Planning Department  
 City of San Antonio  
 Re: POADP Applications Status  
 April 8, 1988  
 Page 2 of 3

PLATTED OR PARTIALLY PLATTED (continued)

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
189	Eastwood Industrial Park

UNKNOWN

137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**



## Permit File # 241

WORD FORMS DEVELOPMENT PERMIT APPLICATION



City of San Antonio  
Development Permit Application

Permit File #

241

assigned by city staff

All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.

1. Owner/Agent Intco-Dominion Partnership
2. Address One Dominion Drive
3. Zip: 78257 Telephone # (210) 698-0860
4. Site location or address Dominion Drive and Brenthurst Lane
5. Council District n/a ETJ yes Over Edward's Aquifer Recharge (✓) yes ( ) no

Please complete subject of application and attach 2 sets of all applicable documents (ie this application, POADP, plat application, approved plat, building permit or evidence of development infrastructure cost).

Water Contract

~~POADP's~~ accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name Dominion #   
Date Accepted:  Expiration Date:   
POADP Size 1546.11 acres (if applicable, list plats representing 8% of POADP area on the backside of this application.) % of area plat approved/developed  %

Infrastructure cost incurred \$ 1,000,000+ (Note: for POADP's <1000ac, cost incurred must be at least \$500,000 and for areas >1000ac, expenditures must be at least \$1,000,000. In addition, use of this section will require that this form be notarized).

Note: 8% of POADP area must be plat approved or infrastructure cost incurred must exceed amount designated by code or 50% of POADP must be platted/developed to maintain permit rights.

Plat Application

Plat Name:  Plat #  Acreage

Date submitted:  Expiration Date:

(Note: Plat must be approved within 18 months of application submittal date).

Approved Plat

Plat Name:  Plat #  Acreage  Approval Date:

Plat recording Date:  Expiration Date:  Vol./Pg.

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

Building Permit Site Plan

Plan #  Date permit issued:

(Note: Permits rights will expire if construction is not started within 6 months of issuance).

\*Development Rights based on cost incurred must have this document notarized – all others may sign and date this form.

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that this Application and the attached documents are true and correct. Print Name: Amy E HARRIS

Signature: [Signature] Date: 4/9/98

Sworn to and subscribed before me by Amy E. HARRIS on this 9 day of June, 19 98  
to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires:



[Signature]

RECEIVED  
98 JUN 12 PM 2:56  
CITY OF SAN ANTONIO  
DEVELOPMENT PERMIT DIVISION

WORD FORMS DEVELOPMENT PERMIT APPLICATION





## San Antonio Water System

May 26, 1998

Mr. Jeff Farnsworth, PE  
Pape-Dawson Engineers  
555 East Ramsey  
San Antonio, Texas, 78216

Re: Water and Waste water services availability  
to the Dominion

Dear Mr. Farnsworth:

This is in response to your request for an assessment of the availability of water service to the above referenced property, located east of IH 10, from Camp Bullis Road to Aue Road in northern San Antonio.

A water commitment was made to this property on May 1983 for 2,200 equivalent dwelling units (EDU). Based on the development completed at this time, it appears that about 632 EDU's are available for the tract. The water supply to the tract is through Service Level 11. The developer has executed the water commitment by installing the approach mains and installing all necessary on-site facilities in accordance with the Board's Regulations and at his total cost. Costs and requirements for providing additional water service may include on site main costs, service connection fees, and payment of flow impact fees and payment of system development impact fees. The water commitment is an agreement between the developer and San Antonio Water System; which has no expiration date.

If additional information is required, please feel free to contact me at 704-7173.

Sincerely,

Jose Limon, Manager  
Development Services



# CITY WATER BOARD

1001 E. MARKET ST. P. O. BOX 2449 • SAN ANTONIO, TEXAS 78298-2449 • (512) 225-7461



GENERAL MANAGER

ROBERT P. VAN DYKE  
BOARD OF TRUSTEES

DR. JOSE SAN MARTIN, JR.  
CHAIRMAN

RICHARD R. SOLIS  
VICE-CHAIRMAN

DR. ROBERT L. M. HILLIARD

ROBERT L. GRAGG

HENRY G. CISNEROS  
MAYOR

24 June 1983

Pape-Dawson Consulting Engineers  
9310 Broadway  
San Antonio, Texas 78217

Attention Mr. Eugene H. Dawson, P. E.

Gentlemen:

Re: Water Service  
Dominion Subdivision, et al  
(CWB File A-5295)

The Water Works Board of Trustees on 21 June 1983 approved extension of water service to the referenced project in accordance with the Board's current policy for service outside the Board's service area. The approval was based on the staff's recommendations and conditions as contained in the Engineering Report on the feasibility study dated 31 May 1983 of which a copy is enclosed.

The City Water Board will honor this commitment for a period of three (3) months from 21 June 1983. A new application for service must be submitted if this commitment is not exercised by the Developer during this period.

Very truly yours,

Wayne A. Bitzkie, Director  
Mains and Services Department

WAB:as

Enclosure



PRELIMINARY ENGINEERING REPORT  
ON THE FEASIBILITY OF THE CITY WATER BOARD  
PROVIDING WATER SERVICE  
TO THE DOMINION SUBDIVISION, ET AL  
SERVICE LEVEL 11

31 May 1983

- I. On behalf of the Notre Dame Development Corporation, Bulverde Utility Co., County of Bexar and Mission Burial Parks, the Consulting Engineering firm of Pape-Dawson has submitted a request for an extension of the City Water Board Service Area and an extension of a water main to serve those properties owned by, or served by, the Notre Dame Development Corp. (The Dominion Subdivision), Bulverde Utility Co., County of Bexar and Mission Burial Parks. See attached letters of 5 May and 26 May from Pape-Dawson requesting this service.
- II. The Dominion Subdivision property consists of 1,084 acres located on the east side of I.H. 10 north of Camp Bullis Road in the ETJ of San Antonio but outside of the Board's service area as shown on the attached sketch. Pape-Dawson reports that when ultimately developed the subdivision will have 2,200 water service connections. Located contiguous to the Dominion Subdivision, to each other and to the City Water Board Service Area are the Mission Burial Parks, County of Bexar and Bulverde Utility Co., in that order as shown on the attached sketch. Each of these three will be served from a single 2-inch metered connection, equivalent to 14 EDU's each.
- III. In order to serve The Dominion Subdivision, et al in accordance with the Board's Criteria it would require extension of approach and on-site border mains as follows:
  - a. 16-inch approach main across I.H. 10.
  - b. 16-inch on-site border main along the east side of I.H. 10 to Heuermann Road where it will connect to a future 24-inch as provided for in the Board's Master Plan.
  - c. 20-inch on-site border main along I.H. 10 from Heuermann Road to the proposed entrance to The Dominion Subdivision (approximately 5,600 feet north of Heuermann Road).
  - d. 12-inch on-site border main along I.H. 10 to northern edge of the subdivision.
- IV. In accordance with the Board's policy for considering applications for service outside the Board's present service area the applicant must be willing to:
  1. Pay the total cost for the general benefit and local benefit facilities necessary to serve the area.




2. Enter into a contract for service consistent with the concepts of the San Antonio Wastewater Policy Consultant's Study and Recommendations.
- V. As noted in Mr. Dawson's letter Notre Dame Development Corp. has obtained a wastewater discharge permit and will install a private sanitary sewer system. Wastewater facilities already exist at the Mission Burial Parks, County of Bexar and Bulverde Utility Co. locations.
- VI. Water service to The Dominion Subdivision is considered feasible as long as the developer is willing to pay the total costs for both the general benefit and local benefit facilities necessary to serve the area. The developer would have to pay for the entire cost of extending a 16-inch approach main across I.H. 10. Additionally, the following estimated costs for water production, pumping and storage are associated with this service:

Well capacity, Wurzbach Station	\$ 137,600
High Service Pump Capacity, Wurzbach Station	184,002
High Service Pump Capacity, University Station	131,790
Hills Booster Station Capacity	770,502
Storage Capacity	<u>67,260</u>
TOTAL	\$1,291,154

Based on the above costs necessary to provide water production, pumping and storage facilities in direct support of The Dominion Subdivision and the 2,242 proposed connections the cost to the developer will be \$575.89 per connection.

- VII. On 17 May the staff met with Mr. Gene Dawson, engineer for The Dominion Subdivision development to discuss the manner in which service would be extended to the development and the cost of this requested City Water Board service. As a result of this discussion and in accordance with Mr. Dawson's letters it has been requested that the staff present the request for service to the Water Works Board of Trustees for consideration at its June meeting.
- VIII. It is recommended that the Board authorize the General Manager to enter into a contract with the developer of The Dominion Subdivision, such contract to provide for the applicant to pay for the approach main as well as local benefit facilities and contribute \$1,291,154 to cover the water production, pumping and storage requirements of The Dominion Subdivision, et al. It is further recommended that the Board's commitment for service be honored for 90 days.

Attachment

  
Hugh R. Anderson, P.E.  
Director of Engineering



RECEIVED  
CITY OF SAN ANTONIO  
CITY CLERK  
CITY PLANNING COMMISSION  
AGENDA 1983 JUN 24 PM 2:06  
June 29, 1983

1. Call to Order - 2:00 P.M. - City Council Chambers, City Hall
2. Roll Call
3. 2:00 P.M. - Public Hearing On:
  - 83-230 H&E Subdivision
  - 83-235 Raintree Unit-4 Subdivision
  - 83-236 Morningside Park Subdivision
  - 83-243 Spring Creek Forest Unit-6 Subdivision
  - 83-247 Rittiman East Business Park Subdivision Unit-7
  - 83-04-5 Alamo Farmsteads Subdivision (Involving Notification)
  - 83-01-6 Castlewood Forest Unit-2 Subdivision (Involving Notification)
  - 83-02-6 Alamo Farmsteads Subdivision (Involving Notification)
4. Citizens to be Heard

CONSENT AGENDA

Consideration of Scheduled Subdivision Plats  
(see attachment for location)

5. 83-230 H&E Subdivision
6. 83-235 Raintree Subdivision Unit-4
7. 83-236 Morningside Park Subdivision
8. 83-238 Isaac Bledsoe's Austin Highway Homesites Subdivision
9. 83-243 Spring Creek Forest Unit-6 Subdivision
10. 83-247 Rittiman East Business Park Subdivision Unit-7
11. 83-251 Copper Tree Unit-1 Subdivision

Consideration of Vacating Declaration and Plat:

12. 83-226 Northwest Industrial Park Unit-4B Subdivision



Consideration of Plat Withdrawal:  
(see attachment for location)

13. 83-253 Ventura Subdivision Unit-4

Consideration of Setting a Public Hearing for July 6, 1983 at 2:00 p.m. for replats of:

14. 83-215 Richland Hills Unit-4 Subdivision  
15. 83-239 Village Northwest Subdivision Unit-2  
16. 83-244 Westore Subdivision  
17. 83-248 Mobil Oil Corporation Subdivision  
18. 83-249 Babcock Place Unit-37 Subdivision

Consideration of Special Projects:

19. Consideration of a Request to close and quitclaim a cul-de-sac adjacent to NCB 13494. Petitioner: George L. Williams, et al.

INDIVIDUAL CONSIDERATION

Consideration of Scheduled Subdivision Plat:  
(see attachment for location)

20. 83-253 Brackenridge Plaza Subdivision  
21. 83-177 Wendemere Subdivision  
22. Consideration of a Request for Variance to the Flood Plain Ordinance for the Dominion Subdivision - Planned Unit Development.  
23. Consideration of a Resolution Adopting Certain Amendments to the Subdivision Regulations.  
24. Consideration of a Request for Variance for Recreational Vehicle.  
25. Consideration of Resolution Approving a Final Report on Route Selection for the Grandview to Coliseum 138 KV Transmission Line.  
26. Executive Session: Consultation on Attorney-Client Matters (Real Estate Litigation, Contracts, Personnel, and Security Matters may be discussed.)  
27. Committee Reports  
28. Director's Report  
29. Questions and Discussion



30.

WORK SESSION

Commission will reconvene as a Committee of the Whole for a Work Session in the "B" Room, City Hall after the Regular Agenda is completed.

"REVIEW OF MAJOR THOROUGHFARE PLAN - PHASE II"

AND

"REVIEW OF DEVELOPMENT ACTIVITIES"

31. Adjournment

CITY HALL ACCESSIBILITY STATEMENT

This meeting site is accessible to handicapped persons. Three parking spaces reserved for the handicapped are located near the entrance ramp on the west side of City Hall.

To arrange for special assistance to attend this meeting, please call the Citizen Action Office, 299-7245. Requests for an interpreter for the hearing impaired must be received at least 48 hours prior to the meeting time.



# CITY OF SAN ANTONIO

## Interdepartment Correspondence Sheet

AGENDA NO. 22

JUN 29 1983

TO: Planning Commission

FROM: Roland A. Lozano, Director of Planning

COPIES TO: Fernando M. Cuellar, Principal Planner, Dept. of Planning; File


SUBJECT: REQUEST FOR VARIANCE TO THE FLOOD PLAIN ORDINANCE FOR THE DOMINION  
SUBDIVISION - PLANNED UNIT DEVELOPMENT.

Date June 21, 1983

Mr. Michael Kyrish, P.E. of Pape and Dawson Engineering Co., has submitted a request for variance to certain requirements of the Flood Plain Ordinance for the Dominion Subdivision Planned Unit Development. Said property is more particularly described as a 1,011 acre tract located along the northeast R.O.W. line of Interstate Highway 10, and being directly north of the Mission Burial Park. Those requirements are as follows:

- 1) Article 4, Section C(2)a - Velocity times depth of flow product greater than 9, which is considered dangerous to life.
- 2) Article 4, Section C(2)6 - Safety of access to the property for ordinary and emergency vehicles.
- 3) Article 5, Section C(5) - Public streets in proposed subdivisions shall have at least one (1) access to an unflooded public R.O.W.

The Drainage Engineering Section of the Department of Public Works does not recommend the granting of the variance as indicated in their attached memo dated June 16, 1983. Therefore, the Director of Planning recommends disapproval of the variance based on non-compliance with the Flood Plain Ordinance.

  
Roland A. Lozano  
Director of Planning

RAL/RR/sm  
Attachments



AK  
Fam

May 27, 1983

City of San Antonio  
P.O. Box 9066  
San Antonio, Texas 78285

Attention: Mr. Roland Lozano  
Director of Planning

Reference: The Dominion Subdivision

Dear Mr. Lozano:

We request to be placed on the City Planning Commission agenda for June 8, 1983 for recognition of our proposed 1,011 acre planned unit development called The Dominion. We request the approval of a variance from City Ordinance No. 48700 and its amendments because of our access into the subdivision at Leon Creek is lower than the computed 100-year flood elevation. In consideration of this variance, the developer has entered into an agreement with the neighboring property owner for an emergency exit to be used in case of a severe flood occurrence.

We have submitted all necessary hydraulic studies to the Drainage Engineering Division of the Public Works Department for their review and comment on our Flood Plain Development Permit.

Please consider these requests and contact us at your earliest convenience.

Sincerely,  
PAPE-DAWSON CONSULTING ENGINEERS

  
G. Michael Kyrish, P.E.

GMK/rbb

RECEIVED  
1983 JUN -1 AM 8:19  
DEPT. OF  
COURT



# CITY OF SAN ANTONIO

## Interdepartment Correspondence Sheet

RECEIVED

1983 JUN 17 11 2 57

TO: Fernando Cuellar, Principal Planner

FROM: Drainage Engineering and Design

COPIES TO: Director of Public Works, City Engineer, File  
Flood Plain Development Permit for 1000 Acre Tract (Future  
SUBJECT: Dominion PUD Subdivision) Request for Variance

Date June 16, 1983

The Flood Plain Development Permit for the proposed Dominion PUD has been disapproved. The Permit does not conform to the following sections of the Flood Plain Ordinance No. 48700.

Article 4 Section C (2)a. The danger to life and property due to flooding or erosion damage; ...the product of the velocity times the depth of flow in excess of 9 shall be considered dangerous to life...

Article 4, Section C (2) b. The safety of access to the property in times of flood for ordinary and emergency vehicles; flow depths adjacent to residential construction shall not be greater than 1' for proposed subdivisions.

Article 5 Section C (5). Proposed subdivisions that involve the platting of dedicated streets shall have at least one access to an unflooded portion of existing dedicated street or roadway.

The applicant is requesting variances to the above items to construct a bridge crossing on the Leon Creek at a point that drains 30 square miles with a 100 year discharge of 25400 cfs. The 100 Year flood inundation heights are 7.5 feet over I 10 access road and 6.5 feet above the railroad crossing. The proposed entrance road and new bridge into the subdivision will flood about 400 feet wide with flood depths from 7.5' to 0 as the road enters the subdivision.

Objections to the granting of these variances are due to safety concerns. Even though the Flood Plain Ordinance require 100 Year storm analysis, dangerous conditions at this crossing site will occur at storm frequencies below the 100 year criteria. Automobiles are subject to floatation at depths of 1.2 feet even at very low velocities. Velocity times depth of flow products in excess of  $9(3.3 \times 7.5 = 24.75$  for 100 Yr storm) are considered dangerous to life and will occur prior to the 100 yer storm event. Proper consideration must be given to location of this access



structure at a point that is not dangerous with respect to the safety and welfare to the public. An alternate location of this entrance or another all weather access is desired and required.

Since the subdivision plat has not been submitted, this Flood Plain Development Permit for the bridge construction was reviewed in accordance with Section 1 Article 4 Section C which allows for application for a Flood Plain Development Permit for a proposed subdivision prior to submission of other data required for the platting process.

It should also be noted that since a subdivision plat is not being presented at this time, clearance for this encroachment should be obtained from the County of Bexar. Also, since the drainage area of the watershed is over five square miles at this point, the applicant needs to notify the Texas Department of Water Resources of their proposed development within the flood plain and floodway.

It is recommended that these variances to the Flood Plain Development Permit as submitted be denied.

Should additional information be required, please advise.



Frank L. Grant, P. E.  
Engineer II

Approved:



Robert B. Hahn, P.E.  
Drainage Engineer

FLG/sb



# FLOOD PLAIN DEVELOPMENT PERMIT

☒ Building (or Applicable (Bridge)  
Change of Occupancy)

☐ Mobile Home

☒ Proposed Fill ☐ a. Temporary  
☐ b. Permanent

☒ Subdivision (Proposed)

Within Official HUD-FIA Flood Plains, as defined by the Flood Plain Ordinance No. 48700 and its amendments.

OWNER The Dominion Management Group

ADDRESS 12042 Blanco Road, Suite 125


ZIP CODE San Antonio, Texas 78216 Telephone No. (512) 366-1733

LEGAL DESCRIPTION OF PROPERTY: 1,011.153 Acre Tract of land out of Ludovic Colquhoun Survey No. 24, Manuel Tarin Survey No. 25, the J.M. Arocha Survey No. 26, the John H. Gibson Survey No. 5, Bexar County, as recorded in Vol. 2400, Page 1814, B.C.D.R.

SITE LOCATION \_\_\_\_\_

Approximately 10,000' northwest along I.H. 10 from Camp Bullis Road

Engineering data is hereby submitted and is in conformance with the City of San Antonio Flood Plain Ordinance and latest revisions thereof.

Signature 

c/o Pape-Dawson  
Address 9310 Broadway

Registered Professional Engineer  
G. Michael Kyrish

Signature of  
Owner



Title

Address

Date



Recommended for ☐ APPROVAL

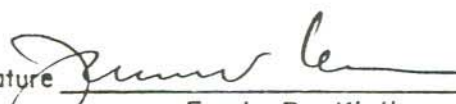
☒ DISAPPROVAL by Drainage Section, Engineering Division.

DATE 6/15/83

SIGNATURE Frank S Grant, P.E.  
TITLE Engineer II

Dis Approved for compliance with the City of San Antonio Flood Plain Ordinance and latest revisions thereof.

DATE 6/16/83

Signature   
Title Frank R. Kiolbassa, P.E.  
DIRECTOR OF PUBLIC WORKS

If work allowed by this permit is not started within six months from the date of approval, this permit will expire and become null and void.

No building permits shall be issued until the owner's engineer has certified that the finished work has been placed in accordance with approved plans.





23705 IH-10 W, Suite 207  
San Antonio, TX 78257  
Ph. 210.698.5051  
Fx. 210.698.5085

## Delivery Transmittal

TO: City of San Antonio  
Planning Department

DATE: 4/8/04

RE: The Dominion POADP

ATTN: Michael Herrera

JOB #:

☐ U. S. Mail ☐ Overnight ☒ Messenger ☐ Pick Up

☐ Other

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Original POADP #55 - The Dominion

### THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ For Approval ☐ For Your Use ☐ For Review & Comment  
☐ As Requested ☐ Sign & Return ☒ Other Returned to CSA

REMARKS:

COPIES OF:

TO:

RECEIVED BY:

SUBMITTED BY: Duane Moy

DATE:



9310 BROADWAY, SAN ANTONIO, TEXAS 78217  
512/824-9494

# LETTER OF TRANSMITTAL

Date	6/22/83	Job No.	189000
Attention			
Re:			
THE DOMINION			

TO FERNANDO CUELLAR  
City Planning  
San Antonio, Texas

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via \_\_\_\_\_ the following items:

- ☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications  
☐ Copy of letter ☐ Change Order ☐ \_\_\_\_\_

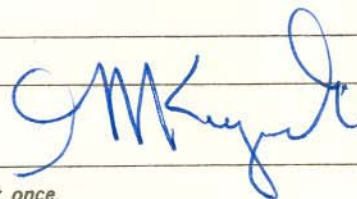
COPIES	DATE	NO.	DESCRIPTION
1			Plat of HIDDEN SPRING
1			PREL PLAT SHOWING DIMENSIONS OF LOT - OF DOMINION.

THESE ARE TRANSMITTED as checked below:

- ☐ For approval ☐ Approved as submitted ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use ☐ Approved as noted ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested ☐ Returned for corrections ☐ Return \_\_\_\_\_ corrected prints  
☐ For review and comment ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_

SIGNED





UNIT-1 195 ac. 214 units = 1.09

" - 2A 21.58 ac. 9 " = .42

2-B 11.768 ac. 12 = 1.02

4 42.37 ac. 141 " = 3.3

### DOMINION COTTAGE EST.

UNIT-1 8.155 24 units = 2.9

2 9.534 36 = 3.77

### THE DOMINION VILLAS

41.8 ac. 61 units = 1.45

**TOTAL 330.19 ac 497 units = 1.64 units per ac.**

Overall Density

1267.84 ac.

~~UNIT 2A - 21.58 ac. - 9 UNITS - 0.42~~

~~UNIT 2B - 11.768 ac. - 12 UNITS - 1.02~~

UNIT 1 - 8.155 ac. - 24 UNITS - 4.0

UNIT 2 - 9.534 ac. - 36 UNITS - 4.0

UNIT 4 - 42.37 ac. - 141 UNITS - 3.3

41.8 ac. - 61 UNITS - 1.4

136 ac 283 2.0

195 214

331 497 1.5

$\frac{\text{ac}}{\text{UNITS}} = \text{Density}$

42

UNIT 2A = 21.58 ac.



Phase 1-A P.U.D. app Feb. 20, 1985 not recorded  
1 bed club house/rec.  
area

Phase Unit 4-A app. Dec. 18, 1985 not recorded  
Dominion Dr extension  
to Ave Bld.

Phase 4  
Phase 4A app Dec. 18, 1985 not recorded.  
141 no. lots  
5 non single fam. lots.

Dominion Cottage Est. Unit 1 app. Nov. 13, 1985 - not recorded.  
24 res lots  
2 comm. lots.

Cottage Est Unit 2 app. Nov. 13, 1985 - not recorded  
36 res lots  
2 comm.

Dominion 2-A 1-9-85 4-18-85  
app. & rec.  
9 res. lots.

Dominion 1 app. 10-12-83 rec. 11-1-83

Unit 1-B app. 12-5-84 rec. 1-15-85



EASEMENT

THE STATE OF TEXAS     )  
                              )  
COUNTY OF    BEXAR     )

KNOW ALL MEN BY THESE PRESENTS:

For and in consideration of the sum of TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, LUCILLE AUE MOORE DICK and TERRENCE MOORE, hereinafter called "Grantors", have GRANTED, BARGAINED and CONVEYED, and by these presents do GRANT, BARGAIN and CONVEY unto NOTRE DAME DEVELOPMENT CORPORATION, and its successors and assigns, a nonexclusive easement for emergency ingress and egress in common with Grantors, over, upon and across a twenty-two foot (22') wide strip of property owned by Grantors, such 22" wide strip being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (such 22' wide strip of real property being hereinafter sometimes called the "Roadway"); and such 22' wide strip being out of an original 382 acre tract owned by Grantors which is more particularly described on Exhibit "B" attached hereto and incorporated herein by reference, it being the purpose of this Easement to provide access across such tract from a 1,011 acre tract owned by Grantee (located adjacent to Grantors' tract), such 1,011 acres being described on Exhibit "C" attached hereto and incorporated herein by reference. Such easement shall be perpetual unless cancelled or terminated as hereinafter provided.

Grantee shall have the duty and obligation, at its expense, to improve the Roadway with base and asphalt in a manner which satisfies City of San Antonio Planned Unit Development requirements and to maintain such Roadway so long as this Easement is in effect; and in this connection, Grantors agree to permit Grantee limited access to Grantors' tract which is reasonably necessary for causing the Roadway to be improved and maintained; provided, however, Grantee agrees to use diligent care to assure that a minimum number of trees situated on Grantors' tract are damaged in conjunction therewith.

Notwithstanding anything contained herein to the contrary, the use of Grantee, its successors and assigns, as well as the future residents of the 1011 acre tract of land of the Roadway shall be limited to only those periods of time when access from the 1.011 acre tract owned by Grantee to the I.H. 10 Frontage Road abutting Grantee's tract is impassable by virtue of heavy rains



or flooding, or causes similar thereto; and, consequently, the Easement herein granted and conveyed is an Emergency Easement only, to be used only from time to time, and which will not be utilized by Grantee or any other parties at any other times than those expressly permitted by this instrument. In this connection, Grantee agrees, at its expense, to cause two "crash gates" to be installed (and later maintained by and replaced by Grantee from time to time) upon the area boundaries of Grantors' tract at each of those locations where the Roadway begins and ends (i.e., at the northerlymost and southerlymost points of the Roadway); and to cause such gates to be kept closed and locked except in those instances when access to I.H. 10 from the 1,011 acre tract is impassable by virtue of heavy rains or flooding or causes similar thereto. Grantee will take reasonable steps and make a good faith effort to supervise use of the easement and to prevent unauthorized use thereof.

The easement shall be automatically cancelled and of no further use and effect at such time as an alternative route becomes available to provide access to I.H. 10, either directly or by way of the Aue Road. An alternative route must lie entirely above the 100 year flood plain level of ~~X~~ X ~~feet~~ and have a width and composition equal to or greater than the 22 foot Roadway to be constructed by Grantor hereunder. By way of example and not limitation, an alternative route can take the form of a connection to a dedicated public street or road or by construction of a new roadway directly from the 1011 acre tract to I.H. 10. Grantor may relocate the easement on her property (provided such relocated easement otherwise qualifies as an alternative route). Grantor, if then in existence, agrees to execute any and all instruments reasonably necessary and appropriate to effectuate a street or road dedication, the platting of Grantor's lands, and the relocation of such easement on the land of Grantor. The alternative route must be available for use prior to, or simultaneous with the cancellation of the easement herein granted.

This Easement shall inure to the benefit of and be binding upon Grantors and Grantee and their respective heirs, successors and assigns, and shall expressly inure to the benefit of any future residents of the 1,011 acre



tract owned by Grantee, subject, however, to the terms, conditions, limitations and obligations set forth above.

EXECUTED this 24<sup>th</sup> day of June, 1983.

*R. D. M. D.*  
*T. Moore*

*Lucille Aue Moore Dick*

*Terrance Moore*

GRANTORS

NOTRE DAME DEVELOPMENT CORPORATION

BY *A. W. Wright, Vice President*  
GRANTEE

STATE OF TEXAS )  
COUNTY OF BEXAR )

This instrument was acknowledged before me on this 24<sup>th</sup> day of JUNE, 1983, by A. W. WRIGHT, VICE-PRESIDENT of NOTRE DAME DEVELOPMENT CORPORATION, an Arizona corporation, in behalf of said Corporation.

*Raymond Wood*

NOTARY PUBLIC IN BEXAR COUNTY  
FOR THE STATE OF TEXAS

My commission expires: 6/87

STATE OF TEXAS )  
COUNTY OF BEXAR )

This instrument was acknowledged before me on this 24<sup>th</sup> day of JUNE, 1983, by LUCILLE AUE MOORE DICK and TERRANCE MOORE.

*Raymond Wood*

NOTARY PUBLIC IN BEXAR COUNTY  
FOR THE STATE OF TEXAS

By commission expires: 6/87

PLEASE RETURN TO:

Mr. Richard L. Kerr  
Foster, Lewis, Langley, Gardner &  
Banack, Incorporated  
1655 Frost Bank Tower  
San Antonio, Texas 78205